

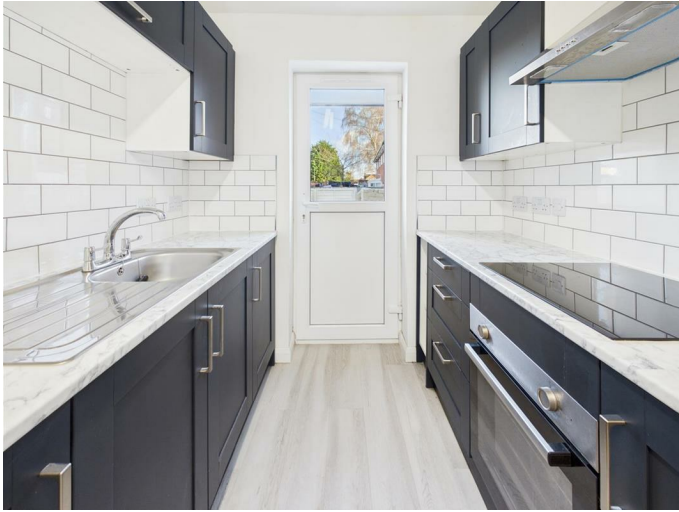


142 Windsor Bank, Boston, Lincolnshire, PE21 0HS
£159,950



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This well-presented three-bedroom semi-detached home offers approximately 916 sq ft (84.9 sq m) of accommodation arranged over two floors. The property features a bright and spacious living room, a modern fitted kitchen with direct access to the rear garden, three well-proportioned bedrooms, and two bathrooms. Recent updates and neutral décor throughout create a move-in-ready home that would appeal to a range of buyers, including families, first-time purchasers, and investors. Externally, the property benefits from a front driveway providing off-road parking and a private rear garden, while its practical layout offers comfortable everyday living with excellent flexibility.



Living Room

12'11" x 11'0" (3.96m x 3.36m)

A bright and comfortable reception room offering generous space for both seating and entertainment furniture, with natural light provided by a large front-facing window.

Kitchen

12'11" x 6'11" (3.95m x 2.11m)

A modern galley-style kitchen fitted with a range of contemporary wall and base units, ample work surface space, integrated cooking facilities, and a door leading directly to the rear garden.

Ground Floor Room

7'8" x 7'2" (2.34m x 2.19m)

A versatile additional room that could be used as a dining room, study, playroom, or occasional guest room depending on individual requirements.

Ground Floor Bathroom

5'10" x 6'11" (1.78m x 2.13m)

A practical bathroom fitted with a bath, wash hand basin, and WC, conveniently located on the ground floor.

Bedroom One

12'8" x 10'11" (3.87m x 3.34m)

A spacious principal bedroom offering ample room for a double bed and freestanding furniture, enhanced by good natural light.

Bedroom Two

10'10" x 10'11" (3.31m x 3.33m)

A spacious principal bedroom offering ample room for a double bed and freestanding furniture, enhanced by good natural light

Bedroom Three

6'10" x 10'9" (2.10m x 3.30m)

A versatile third bedroom that would make an ideal child's room, home office, nursery, or guest bedroom.

First Floor Bathroom

5'1" x 7'9" (1.57m x 2.37m)

A family bathroom fitted with a bath, wash hand basin, and WC, serving the first-floor accommodation.

Hallway

12'11" x 3'1" (3.95m x 0.94m)

A welcoming entrance hallway providing access to the principal ground floor rooms.

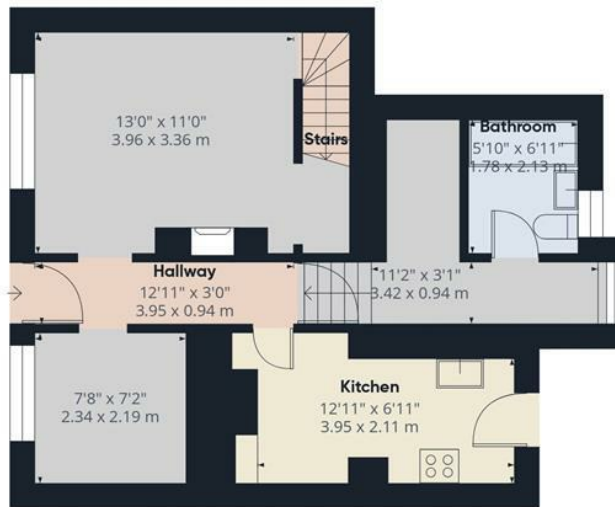
First Floor Hallway

8'4" x 2'9" (2.56m x 0.86m)

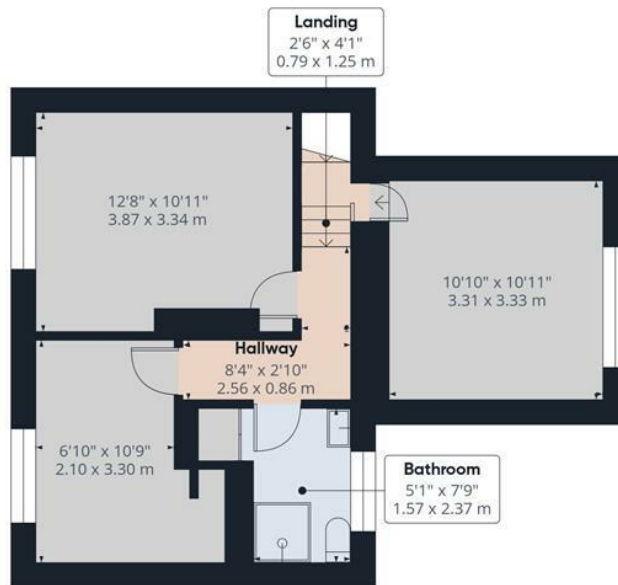
A central landing area providing access to all bedrooms and the first-floor bathroom.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

916 ft²

84.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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